

Planning & Zoning Commission



August 4, 2015

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

Regular Meeting Agenda
Tuesday, August 4, 2015 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100

Ron Smith..... Chair
Dennis Larson..... Vice Chair
David Williams Commissioner
Mike McCrossin Commissioner
Randy Owens Commissioner
Jerry Stiller Commissioner
Sonia Ahmed..... Commissioner

Renaè Ollie Planning Director
Jasen Haskins..... Sr. Planner
Mary Bradley..... Administrative Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.

Hearing impaired devices are available from the City Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes from July 21, 2015, Regular Meeting.

REGULAR AGENDA

Regular Agenda

1. Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Platinum Storage Country Club Subdivision (PD 2015-07), creating two commercial lots on 11.0216 acres, generally located on the east side of Country Club and approximately 600' north of Brown Street.
2. Consider and act upon approval of a Site Plan for Martinez Addition Phase III, Block A, Lot 6, developing a Medical Office on .4229 acres. Generally located south of Kirby Street and west of Highway 78.

Public Hearing

1. Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) to Planned Development Light Industrial (PD-LI), to allow Light Industrial uses; on approximately 2 acres, generally located west of Commerce Street and south of Business Way (710 Business Way). **ZC 2015-09**
2. Continue a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Agricultural-30 (AG/30) to Planned Development-Single-Family (PD-SF), to allow for residential uses of varied densities on approximately 45 acres, generally located west of E. Stone Road and approximately 2,100 feet south of Brown Street. **ZC 2015-08**

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on the 31st day of July, 2015 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Carole Ehrlich, City Secretary

Date Notice Removed

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Wylie Planning and Zoning Commission

Minutes

Wylie Planning & Zoning Commission
Tuesday July 21, 2015 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Commissioner Ron Smith called the meeting to order at 6:00 PM. In attendance were: Commissioner Sonia Ahmed, Commissioner Dennis Larson Commissioner Randy Owens, and Commissioner Jerry Stiller and Commissioner Mike McCrossin. Commissioner David Williams arrived late.

Staff present was Jasen Haskins, Sr Planner, and Mary Bradley, Administrative Assistant

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner McCrossin gave the invocation and Commissioner Owens led the Pledge of Allegiance.

ELECTION OF CHAIR AND VICE CHAIR

Chair Smith asked for a motion to remove the item from the table.

A motion was made by Commissioner Owens, and seconded by Commissioner McCrossin to remove election of chair and vice chair from the table. Motion carried 7-0.

A motion was made by Commissioner Stiller, and seconded by Commissioner Williams to nominate Commissioner Larson as Vice-Chair. Motion carried 7 – 0.

A motion was made by Commissioner Stiller, and seconded by Commissioner McCrossin to nominate Commissioner Smith as Chair. Motion carried 7 – 0.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizens Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the July 7, 2015, Regular Meeting.

Board Action

A motion was made by Commissioner Owens and seconded by Commissioner Ahmed to approve the minutes for July 7, 2015, with amendments to the motion on page five (5). Motion carried 7 – 0.

REGULAR AGENDA

Regular Agenda

Item 1

Consider and act upon recommendation to the City Council for Final Plat Bozman Farms Phase 5 (PD 2002-52), establishing 193 single-family residential lots and two open space lots on 69.071 acres, generally located at Collins Boulevard and Troy Road.

Staff Presentation

Mr. Haskins stated that the purpose of the plat is to create 193 single-family residential lots and two open space lots on 69.071 acres. The property is part of overall Planned Development Ordinance 2002-52.

The plat is consistent with the Planned Development Conditions.

Staff recommends approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioner McCrossin to recommend approval to the City Council for Final Plat Bozman Farms Phase 5. Motion carried 7 – 0.

Public Hearing

Item 1 – ZC 2015-07

Hold a Public Hearing to consider, and act upon a recommendation to the City Council regarding a change of zoning from Agricultural (A/30) to Planned Development-Single-Family (PD-SF), for single-family residential development on approximately 21 acres, located on the north side of Alanis Drive approximately 1400' west of S. Ballard Ave.
ZC 2015-07

Staff Presentation

Mr. Haskins stated that the applicant is requesting to establish permanent zoning on approximately 21 acres of land, as Phase II of a Planned Development Ordinance 2015-11, which was approved in January 2015.

The PD specifies minimum lot size of 7,200 square with 25 percent of the lots having a minimum dwelling size of 1,800 square feet or greater, 35 percent being 2,000 square feet or greater, and 40 percent being 2,200 square feet or greater. Maximum number of lots shall not exceed 95 lots.

Parks Board approved the dedication and park improvements on July 13, 2015.

Thirty-seven (37) notifications were mailed; with no responses returned in favor or in opposition of the request.

Mr. Jim Douglas, Douglas Properties, 2309 Avenue K, Plano, applicant for the subject property, stated that Phase II is consistent with same lot layout as Phase I. The properties around the perimeter will be 8,500 square feet and the middle portion of the development will be 7,200 square feet and adjacent to the properties north.

The intent is to construct a masonry screen wall along Alanis, with a wooden private fence around the commercial building located at the southeast corner of the development, which is not included in the proposed development.

Phase I consisted of 145 single-family residential lots and Phase II proposes 95 single-family residential lots.

Public Comments

Chair Smith opened the Public Hearing.

With no one approaching the Commission, Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner Larson, and seconded by Commissioner McCrossin to recommend approval to the City Council for zoning change from Agricultural (A/30) to Planned Development-Single Family (PD-SF). ZC 2015-07 Motion carried 7 – 0.

Item 2 – ZC 2015-08

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Agricultural-30 (AG/30) to Planned Development-Single-Family (PD-SF), to allow for residential uses of varied densities on approximately 45 acres, generally located west of E. Stone Road and approximately 2,100 feet south of Brown Street. **ZC 2015-08**

Staff Presentation

Mr. Haskins stated that the applicant is requesting to establish permanent zoning on approximately 45 acres, to accommodate a single family residential community of varied densities.

The minimum lot size is 6,000 square feet and lots along the southern and western property lines will have a minimum lot size of 7,200 square feet. The dwelling sizes range from a minimum of 1,750 square feet to 2,400 square feet or greater, with 30% being 2,400 square feet or greater. The maximum numbers of lots are not to exceed 180 lots.

The Parks Board considered the dedication and park improvements and recommended approval on July 13, 2015. Maintenance of the park area will be the responsibility of the Home Owners Association.

Thirteen notifications were mailed out as required by law. Three comment forms were received favoring the request and one response in opposition of the request.

Board Discussion

Commissioners discussed the size of the lots in length, stating that there is no reason for lots as small as 6,000 sqft. The proposed development is not adjacent to an existing subdivision with smaller lots. Staff explained the purpose of a Planned Development is innovation and flexibility provided with dedication of park land and proposed large lots on the west side of the creek.

Mr. Fred Phillips, 5055 Keller Springs, Addison, applicant/Developer for the subject property, stated that the development will create three different lot size categories. Thirty lots on the west side will average over 10,000 square feet. The 50 foot width lots average 6,000 square feet and the 60 foot width lots average 8,000 square feet. On the west of the concept plan is a very heavily wooded area, which is dedicated park land and will be maintained by Home Owners Association.

The planned development conditions propose re-surfacing of Stone Road from Brown Street to the end of the proposed development. The development will include multiple builders, which will enhance differentiation elevations.

Mr. Roger Dietz, 205 S Alma, Allen, Engineer for subject property, stated that the proposed layout is 55 x 120, and the dwellings will be both single-story and two-story houses. A portion of property will be dedicated for right-of-way expansion on Stone Road.

Public Comments

Chair Smith opened the Public Hearing.

Mr. Rick White, 2505 E Stone, adjacent property owner, encouraged the Commissioners to amend the proposed Planned Development Conditions to state the lots on the west across from the creek to be 10,000 square feet, and lots immediately adjacent to his property be single story residential lots. Mr. Phillips responded that within Deed Restrictions the lot sizes and elevations will be dictated.

Mr. Robert Kreymer, 2605 E Stone Road, spoke in favor of the request, and presented his desire of constructing memory and assisted living facility senior community on

his 16 acres of property just to the north. His church is currently on the subject property, and will be moved to his property.

Board Discussion

Commissioner Williams recommended tabling the Public Hearing until August 4, 2015. Mr. Phillips desired to receive more input from the Commission on what they recommend. The Commissioners desired having an average minimum 8,000 square foot lot size and eliminate the 6,000 square foot minimum.

Board Action

A motion was made by Commissioner Larson, and seconded by Commissioner Stiller, to table the Zoning Case 2015-08, until August 4, 2015, with amendments to increase the size of the lots on the north front portion of the development, with minimum of 60 feet width and average of 8,000 square feet and no 6,000 square foot lots. Motion carried 7 – 0.

ADJOURNMENT

A motion was made by Commissioner McCrossin and seconded by Commissioner Stiller to adjourn the meeting at 7:30PM. All Commissioners were in consensus.

Ron Smith, Chair

ATTEST:

Mary Bradley, Administrative Assistant

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Wylie Planning & Zoning AGENDA REPORT

Meeting Date:	<u>August 4, 2015</u>	Item Number:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins</u>	Subdivision:	<u>Platinum Storage Country Club</u>
Date Prepared:	<u>July 27, 2015</u>	Zoning District:	<u>PD 2015-17</u>
		Exhibits:	<u>Preliminary Plat</u>

Subject

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Platinum Storage Country Club Subdivision (PD 2015-07), creating two commercial lots on 11.0216 acres, generally located on the east side of Country Club and approximately 600' north of Brown Street.

Recommendation

Motion to recommend approval to the City Council regarding a Preliminary Plat for the Platinum Storage Country Club Subdivision, creating two commercial lots on 11.0216 acres, generally located on the east side of Country Club and approximately 600' north of Brown Street.

Discussion

Owner: Ron Valk

Applicant: Anna Lyse, Platinum Storage

The property totals 11.0216 acres and will create two commercial lots. The subject property is all of a Planned Development (PD 2015-17), which consists of a self-storage use fronted by a retail use along Country Club Road. The property was the subject of a Zoning Case approved by City Council in early 2015.

As approved on the Concept Plan, Lot 1 will consist of retail type of uses. Lot 2 will be self-storage with boat and RV storage. The northwest corner of lot 2 will be used for a manager's office and a self-storage building architecturally compatible with the retail on Lot 1.

As shown on the plat, there are large landscape areas along the south and east property lines.

Staff Recommends approval subject to additions and alterations as required by the City Engineering Department.

Approved By

Department Director

Initial
RO

Date
07-30-15

DESIGN TEAM

OWNER:
NAME
ADDRESS
WYLIE, TEXAS 75098
P: XXX.XXX.XXXX

CONSTRUCTION MANAGER:
PULLIAM CONSTRUCTION MANAGEMENT
101 CALLOWAY ST.
SUITE 200
WYLIE, TEXAS 75098
P: 972.442.8077

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TEXAS 75040
P: 972.272.2500

STRUCTURAL ENGINEER:
CHILDRESS ENGINEERING SERVICES, INC.
1701 N. COLLINS BLVD.
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214.451.6631 F

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MEP ENGINEER:
MEP SYSTEMS DESIGN AND ENGINEERING, INC.
918 DRAGON ST.
DALLAS, TEXAS 75207
P: 214.915.0929

REVISIONS

SEAL

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DATE:	07/28/2015
SCALE:	
JOB NO.	MA15012
DRAWN:	AF
APPD:	KM
ACAD. #	
SITE PLAN	

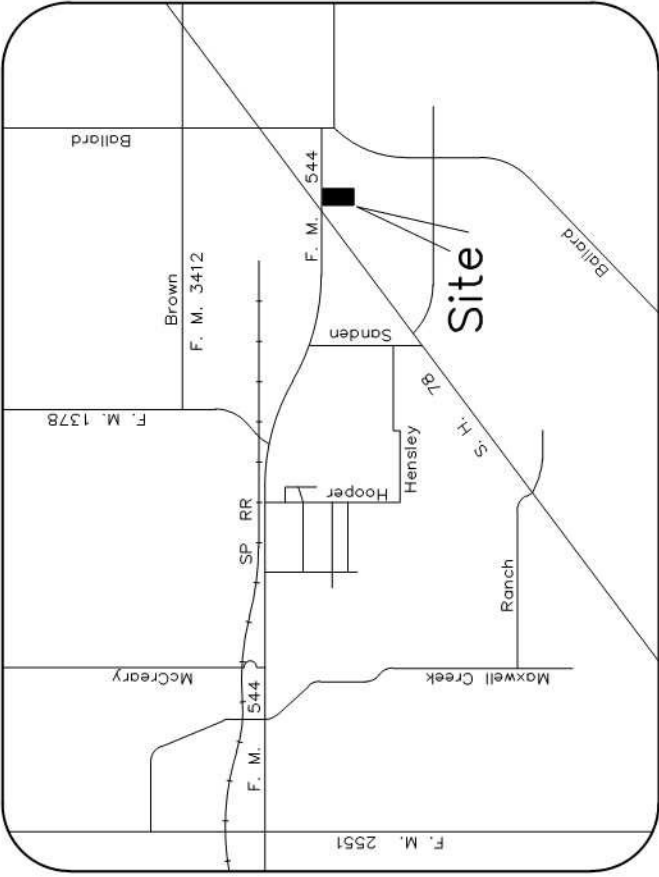
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A1.00

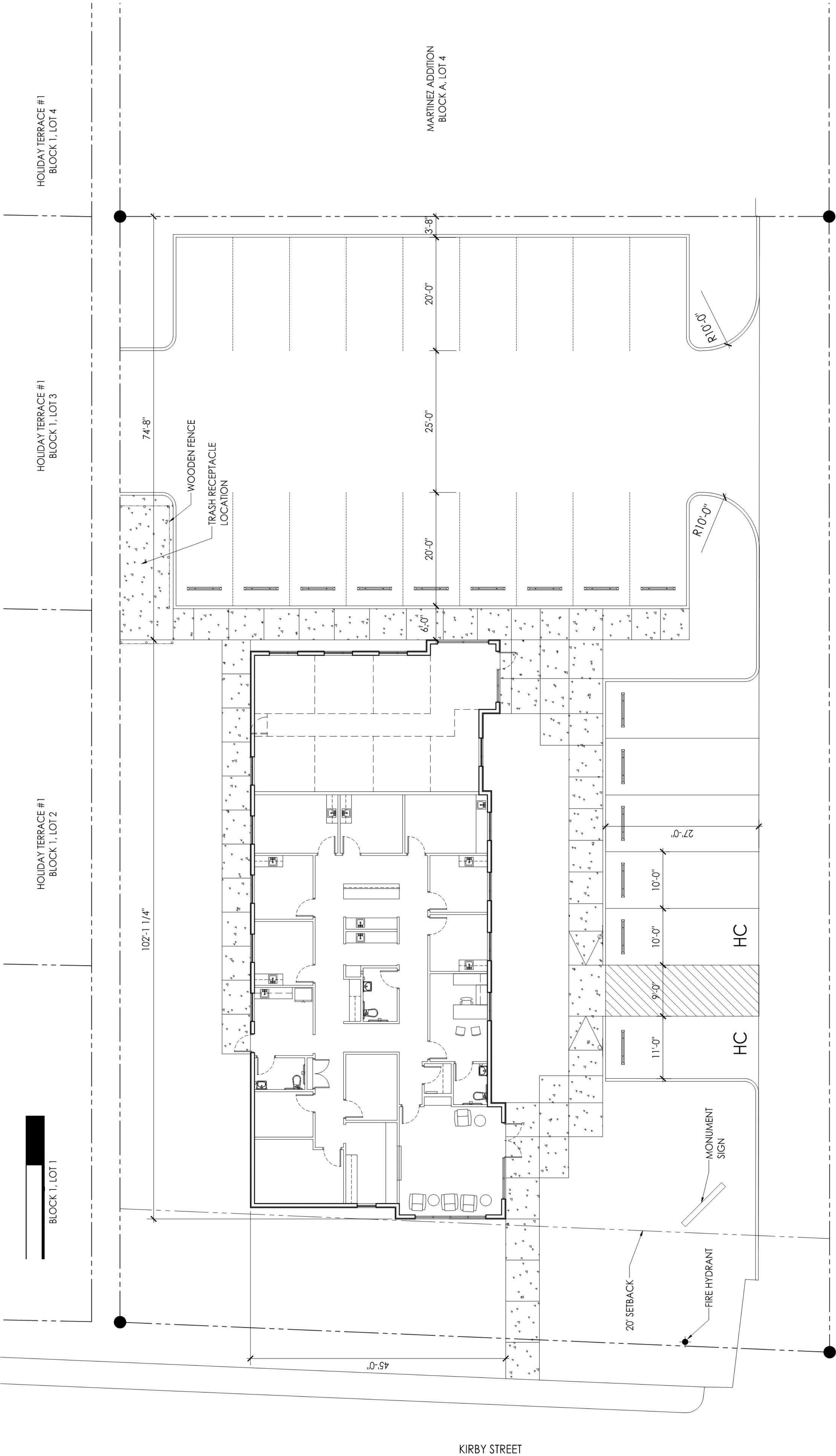
FIGURE 4-7 SITE DESIGN REQUIREMENTS

ELEMENT	BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)	DESIRABLE (EACH DEVELOPMENT MUST SELECT 4 OF THE 8 DESIRABLES LISTED BELOW)
Building Placement	1. Entrances and /or facades oriented to the street. 2. Building footprints no greater than 20,000 square feet in NS and CR Districts. 3. Multiple buildings placed to create plazas, courtyards, landscaped areas w/connecting walkways.	1. Building at the front yard line. 2. Individual buildings w/footprints = or < 10,000 square feet. 3. Front facade oriented to the street.
Parking Placement	1. Parking spaces at least 10' from residential lot line.	1. Site plan with no more than 50% of parking in front of the building. 2. Building with no more than one row parking in front.
Access Drives	1. Minimum width drive of 24', turning radius of 25'. 2. Access drive at least 150' from intersection. 3. Access drives serving developments greater than 30,000 sq. ft. shall have separated median, or be separated at least 150' from each other. 4. Landscaped treatment of entrances	1. Combined access points with adjacent streets. 2. Direct connection between buildings and street.
Location of Service and Loading Areas	1. Service and loading areas shall not be visible from a public street or adjacent residential lot. 2. Developments unable to meet the above are required to have masonry screening walls	1. Not visible from public street but provide masonry screening.

Coverage	Building area	Lot Area	%
	4,227 ft²	24,710 ft²	17.31
Current zoning	Light Industrial		
Parking requirements Required	15 spaces	Provided	24 spaces



2 N SCALE: 1" = 50' mcp



1 N SCALE: 1" = 10'
TRUE NORTH
PLAN NORTH

Site Plan
plan



Wylie Planning & Zoning AGENDA REPORT

Meeting Date: August 4, 2015
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: July 30, 2015

Item Number: 2
Subdivision: Martinez Addition, Ph 3
Zoning District: CR
Exhibits: Site Plan, Landscape Plan, Elevations

Subject

Consider and act upon approval of a Site Plan for Martinez Addition Phase III, Block A, Lot 6, developing a Medical Office on .4229 acres. Generally located south of Kirby Street and west of Highway 78.

Recommendation

Motion to recommend approval of a Site Plan for Martinez Addition Phase III, Block A, Lot 6, developing a Medical Office on .4229 acres. Generally located south of Kirby Street and west of Highway 78.

Discussion

Owner: Tanvir Ahmad & Fauzia Khalida Osama

Applicant: McCarthy Architecture

The property totals 0.4229 acres and will create a single commercial lot for a Medical Office use.

The subject property was platted as Martinez Addition Phase III in June of 2000 and is zoned Community Retail (CR). The property owner is proposing to develop a 4,277 s.f. medical office facility. Medical office uses are allowed by right within the CR zoning district.

The applicant has provided for all required site, architectural, and landscape requirements. Exterior materials consist of brick and stone, with a standing seam metal roof; which is in conformance with required design guidelines.

Staff Recommends approval subject to additions and alterations as required by the City Engineering Department.

Approved By

Department Director

Initial
RO

Date
07-30-15

DESIGN TEAM
OWNER:
NAME
ADDRESS
WYLIE, TEXAS 75098
P: XXX.XXX.XXXX

CONSTRUCTION MANAGER:
PULLIAM CONSTRUCTION MANAGEMENT
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P: 972.442.8077

ARCHITECT:
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STRUCTURAL ENGINEER:
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214.451.6631 F

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MEP ENGINEER:
MEP SYSTEMS DESIGN AND ENGINEERING, INC.
918 DRAGON ST.
DALLAS, TEXAS 75207
P: 214.915.0929

REVISIONS

SEAL

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DATE:	07/28/2015
SCALE:	
JOB NO.	MA15012
DRAWN:	AF
APPD:	KM
ACAD. #	
SITE PLAN	

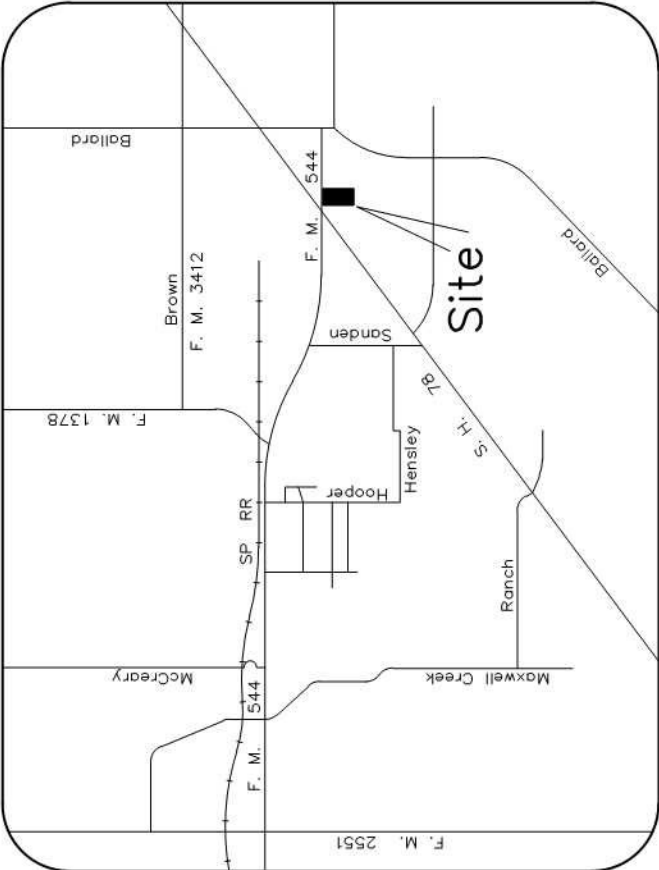
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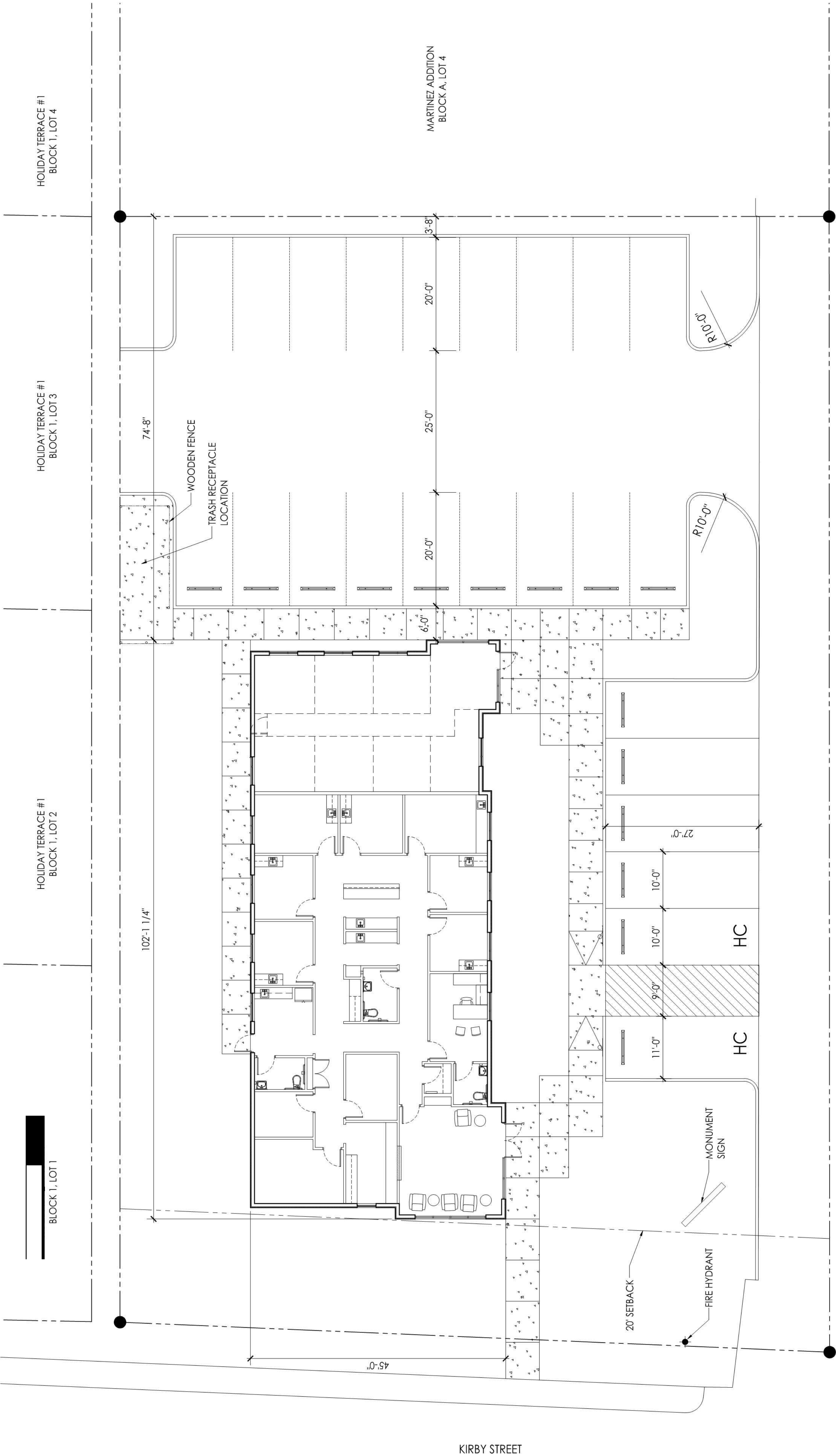
FIGURE 4-7 SITE DESIGN REQUIREMENTS

ELEMENT	BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)	DESIRABLE (EACH DEVELOPMENT MUST SELECT 4 OF THE 8 DESIRABLES LISTED BELOW)
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Parking Placement	1. Parking spaces at least 10' from residential lot line.	1. Site plan with no more than 50% off-parking in front of the building. 2. Building with no more than one row parking in front.
Access Drives	1. Minimum width drive of 24', turning radius of 25'. 2. Access drive at least 150' from intersection. 3. Access drives serving developments greater than 30,000 sq. ft. shall have separated median, or be separated at least 150' from each other. 4. Landscaped treatment of entrances	1. Combined access points with adjacent streets. 2. Direct connection between buildings and street.
Location of Service and Loading Areas	1. Service and loading areas shall not be visible from a public street or adjacent residential lot. 2. Developments unable to meet the above are required to have masonry screening walls	1. Not visible from public street but provide masonry screening.

Coverage	Building area	Lot Area	%
	4,227 ft²	24,710 ft²	17.31
Current zoning	Light Industrial		
Parking requirements Required	15 spaces	Provided	24 spaces



2
N
SCALE: 1" = 100'



1
N
TRUE NORTH
PLAN NORTH
SCALE: 1" = 10'

Site Plan
plan

DESIGN TEAM

OWNER:

NAME

ADDRESS
WYLLIE, TEXAS 75098
P: XXX.XXX.XXXX

**CONSTRUCTION MANAGER:
PULLIAM CONSTRUCTION
MANAGEMENT**

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TEXAS 75040
P: 972.272.2500

**STRUCTURAL ENGINEER:
CHILDRESS ENGINEERING
SERVICES, INC.**

CIVIL ENGINEER;
ENGINEERING CONCEPTS,
INC.

MWP ENGINEER:
MWP SYSTEMS DESIGN AND
ENGINEERING, INC.
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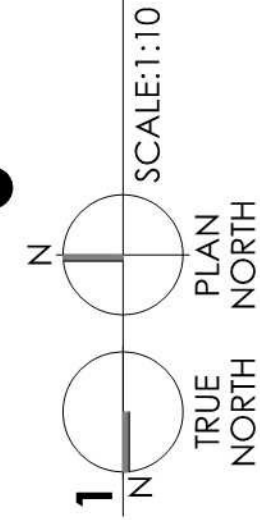
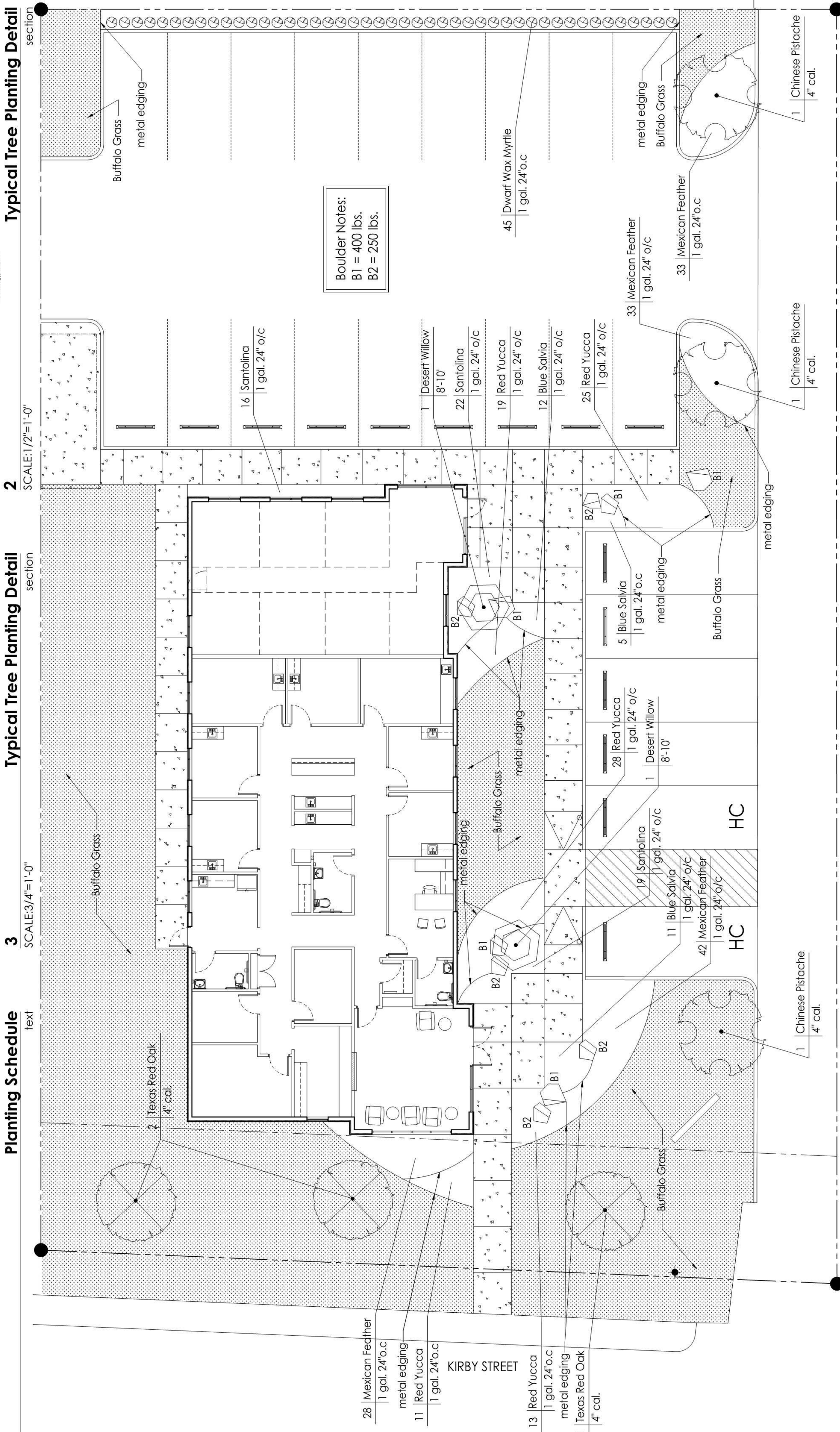
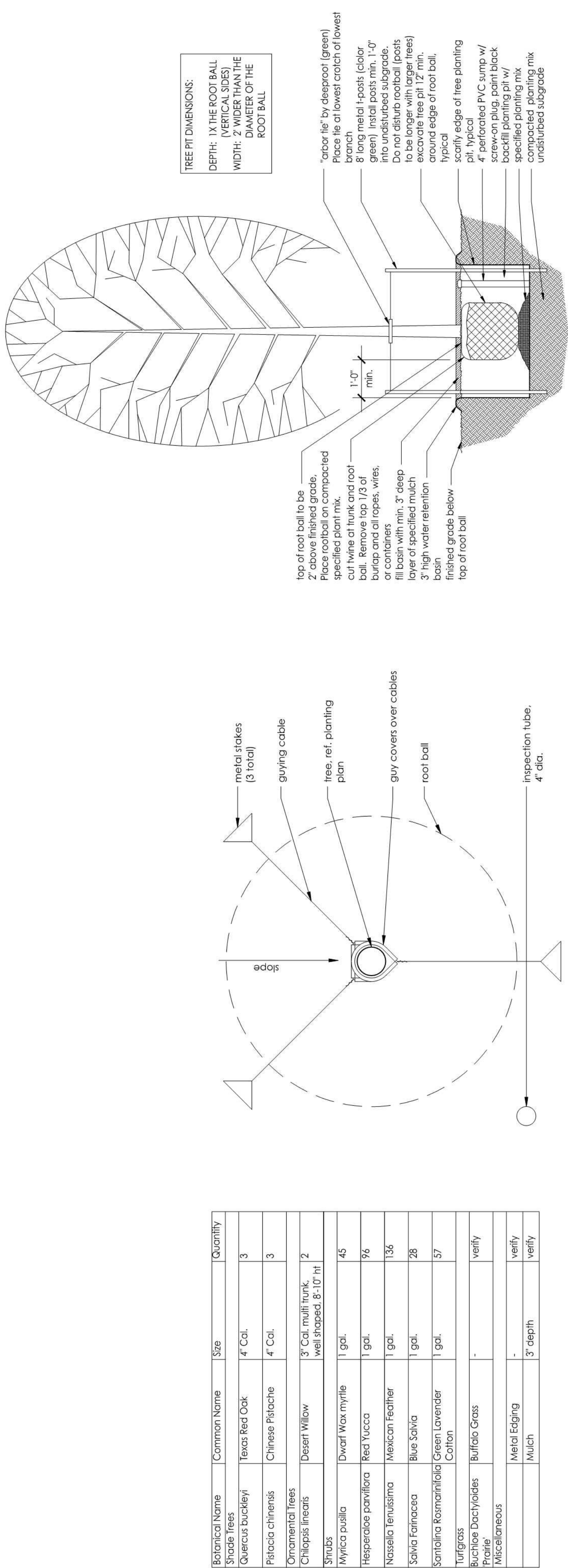
DATE:	07.28.2015
SCALE:	
JOB NO.	MA15012
DRAWN:	AF
APPD:	KM
ACAD #	
LANDSCAPE PLAN	

Landscape Plan

REV. NO.

REV. NO.

L1.00



WYLIE
MEDICAL OFFICE
MARTINEZ ADDITION
BLOCK A, LOT 6
WYLIE, TEXAS

DESIGN TEAM
OWNER:
NAME
ADDRESS
WYLIE, TEXAS 75098
P: XXX.XXX.XXXX

CONSTRUCTION MANAGER:
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P: 972.442.8077

ARCHITECT:
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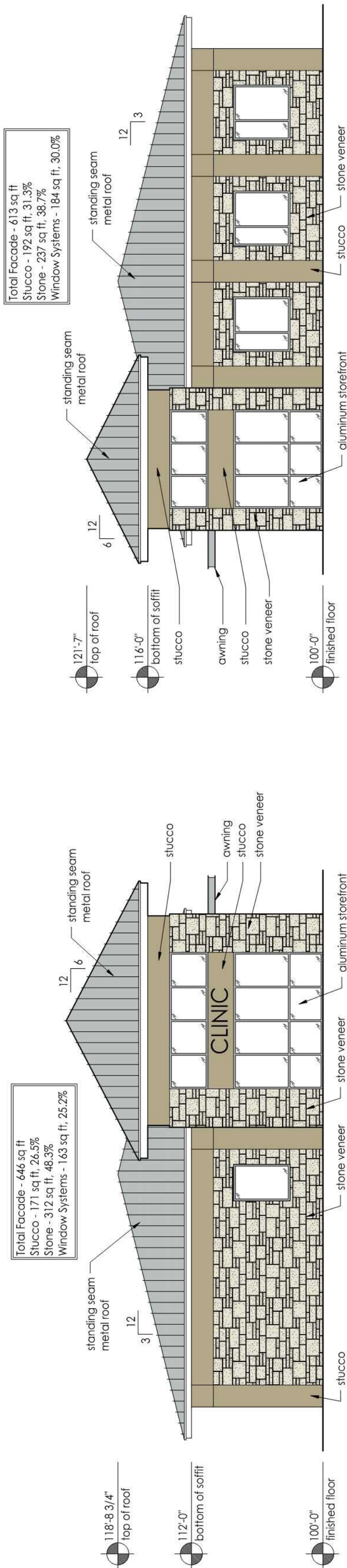
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P: 972.941.8400

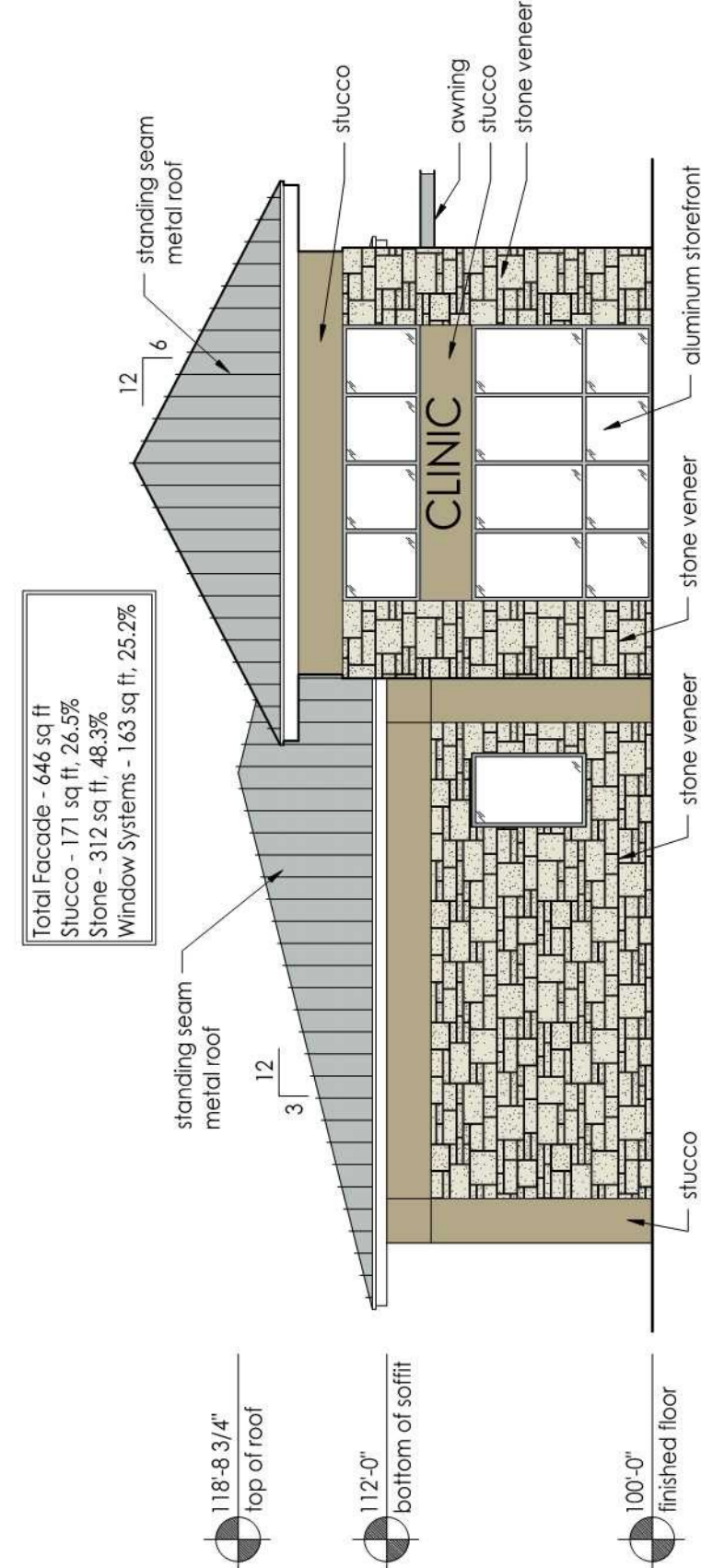
MEP ENGINEER:
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918 DRAGON ST.
DALLAS, TEXAS 75207
P: 214.915.0929

REVISIONS

South Elevation
elevation



North Elevation
elevation

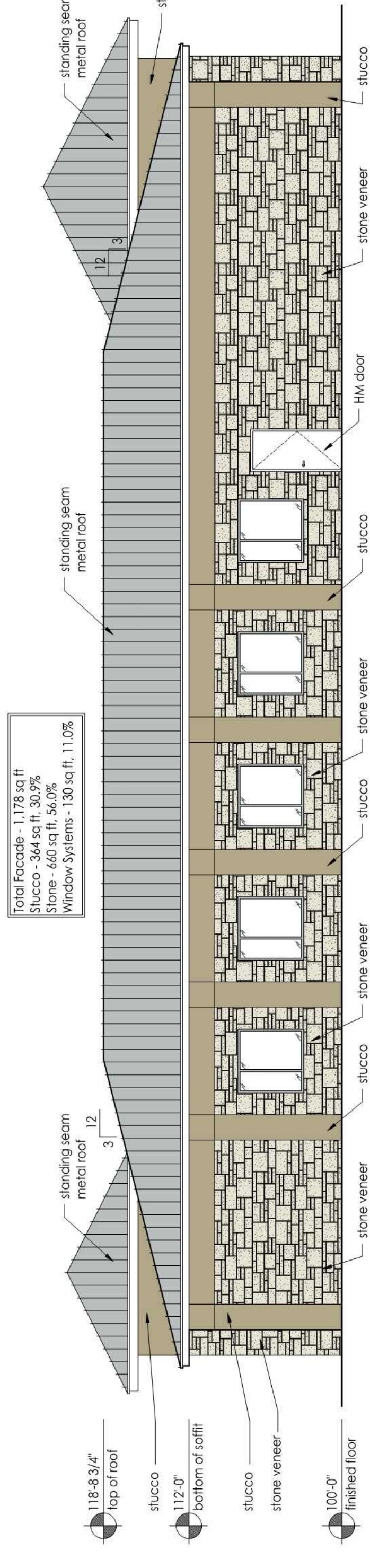


4
SCALE: 1/8"=1'-0"

3

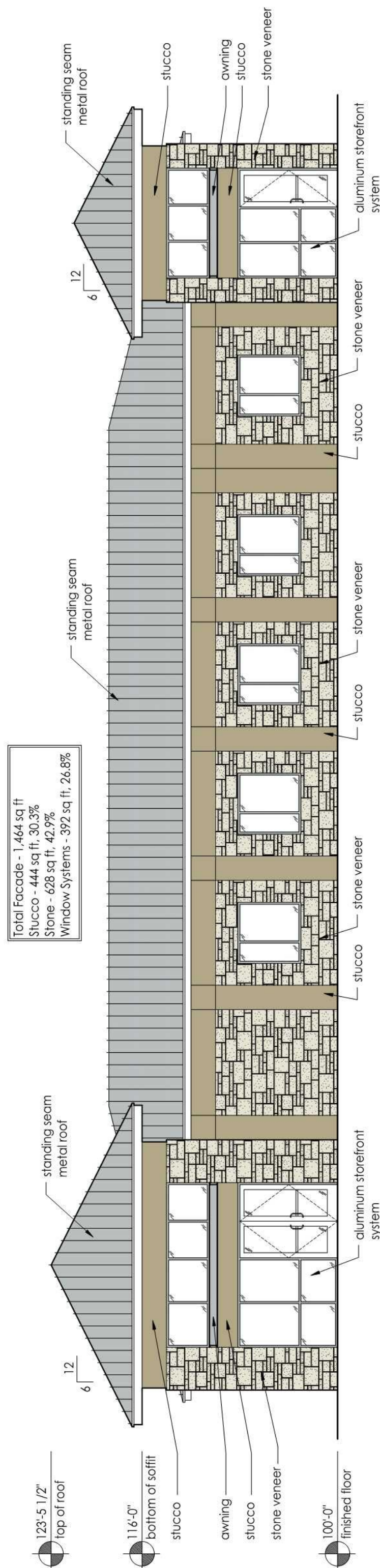
SCALE: 1/8"=1'-0"

East Elevation
elevation



East Elevation
elevation

2
SCALE: 1/8"=1'-0"



West Elevation
elevation

1
SCALE: 1/8"=1'-0"

ELEMENT	FIGURE 4-9 ARCHITECTURAL DESIGN REQUIREMENTS	DESIRABLE
Building Materials	BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW) 1. Buildings constructed of a masonry product with at least 20% stone on front facade in NS, CK, CC, BG, LI and HI Districts. Tilt wall construction is permissible in LI and HI districts. 2. Roofs with pitch greater than 2:12 use specified roofing materials. 3. Buildings should copy architectural styles and details, design themes, building materials, and colors of the surrounding new development context w/in 200 ft of a corner.	(EACH DEVELOPMENT MUST SELECT 3 OF THE 6 DESIRABLES LISTED BELOW) 1. Use of two complementary primary facade materials to help achieve facade articulation, visual variety and/or architectural detailing. 2. Copy same style entire block.
		1. Application of base standards to facades not facing a public street. 2. Use of Architectural detailing and/or materials to provide variety in visual appearance.
Building Articulation, Form and Massing	1. Walls not exceed height width ratio of 1 to 2 without variation in massing of facade. At least 25% of facade offset at least 4'. 2. Entrances must be emphasized with architectural elements. 3. Ground floor facades in NS, CR, & CC Districts required specified features along 60% of length.	1. Buildings with pitch roofs meeting minimum requirement of residential development. 2. Buildings with hip roof sections, dormers or two or more gable roof sections at right angles to each other.
Architectural Compatibility	1. Buildings in the NS and CR Districts shall be architecturally compatible with surrounding neighborhoods. 2. Buildings in CC & BG Districts adjacent or within 200' of residential areas shall be architecturally compatible.	

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DATE: 07/28/2015
SCALE: MA15012
JOB NO.: AF
DRAWN: KM
APPD: #
ACAD: #
EXTERIOR ELEVATIONS

DRAWING NO. REV. NO.

A4.00



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date: August 4, 2015
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: July 29, 2015

**Public Hearing
Item Number:** 1

Zoning Case Number 2015-09
Location Map, Exhibits,
Notification List/Map and
Responses
Exhibits: _____

Subject

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change in zoning from Commercial Corridor (CC) to Planned Development – Light Industrial District (PD-LI) to allow Light industrial uses; on approximately 2 acres generally located west of Commerce Street and south of Business Way (710 Business Way). **ZC 2015-09**

Recommendation

Motion to recommend approval to the City Council regarding a change in zoning from Commercial Corridor (CC) to Planned Development – Light Industrial District (PD-LI) to allow Light industrial uses; on approximately 2 acres generally located west of Commerce Street and south of Business Way (710 Business Way). **ZC 2015-09**

Discussion

Owner: Td Linduff Real Estate, LP

Applicant: Wylie Economic Development Corporation

The applicant is requesting to amend the zoning on approximately 2 acres of commercially zoned land to allow limited light industrial uses and to establish guidelines for such development. The guidelines as described in Exhibit B outline the conditions and uses of the proposed ordinance.

The proposed tenant will occupy an existing facility with minor modifications to the interior of the building and some site work to include new concrete areas. Conditions of the PD allow a rear yard setback of 20 feet as opposed to the current zoning requirement of 25 feet. In addition, accessory outside storage will be allowed in designated places as shown on a staff approved revised site plan.

Currently the landscaped areas are not irrigated. The applicant is requesting that no irrigation is required and that the existing landscaped/grassy areas are allowed to remain as is.

Special Conditions of the PD prohibit certain uses typically allowed within the LI District by the current Zoning Ordinance. Animal Boarding without outside pens, automobile rental, mini-warehouse, and outside storage are prohibited, while contractor's maintenance yard requires an SUP.

The subject area has undergone several zoning changes throughout the years. It was originally platted in 1997 under Industrial zoning and then rezoned for Commercial Corridor in 2001. However, the area has remained as

light industrial type uses. Therefore the request to rezone back to its original zoning to support how the area has been developed and maintained.

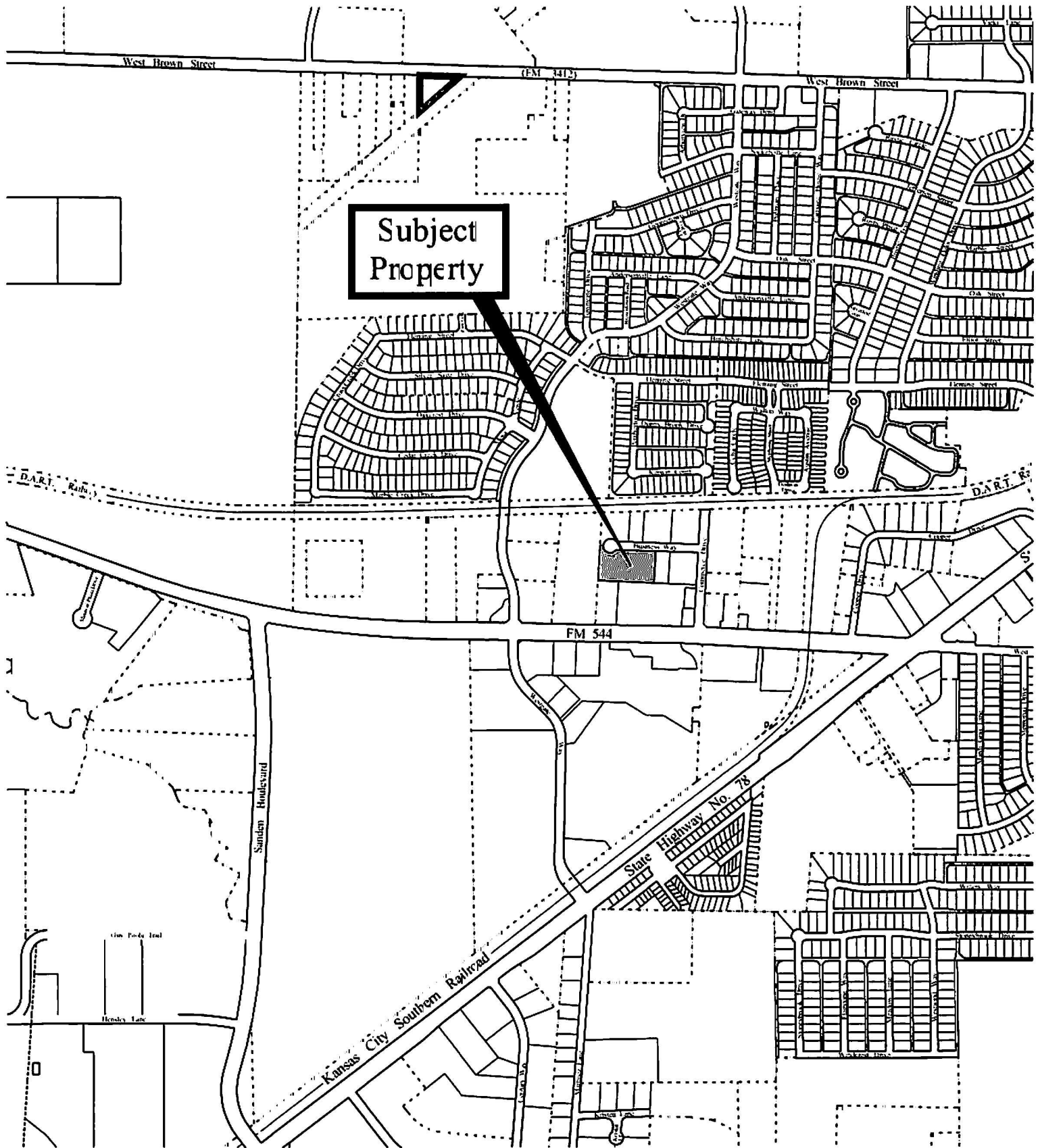
Notification/Responses: Eleven (11) notifications were mailed; with one (1) written response returned favoring the request and zero (0) responses opposing the request at the time of posting.

Approved By

Initial
RO

Date
07/29/15

Department Director



LOCATION MAP

ZONING CASE #2015-09

EXHIBIT "B"
CONDITIONS FOR PLANNED DEVELOPMENT
ZONING CASE No. 2015-09

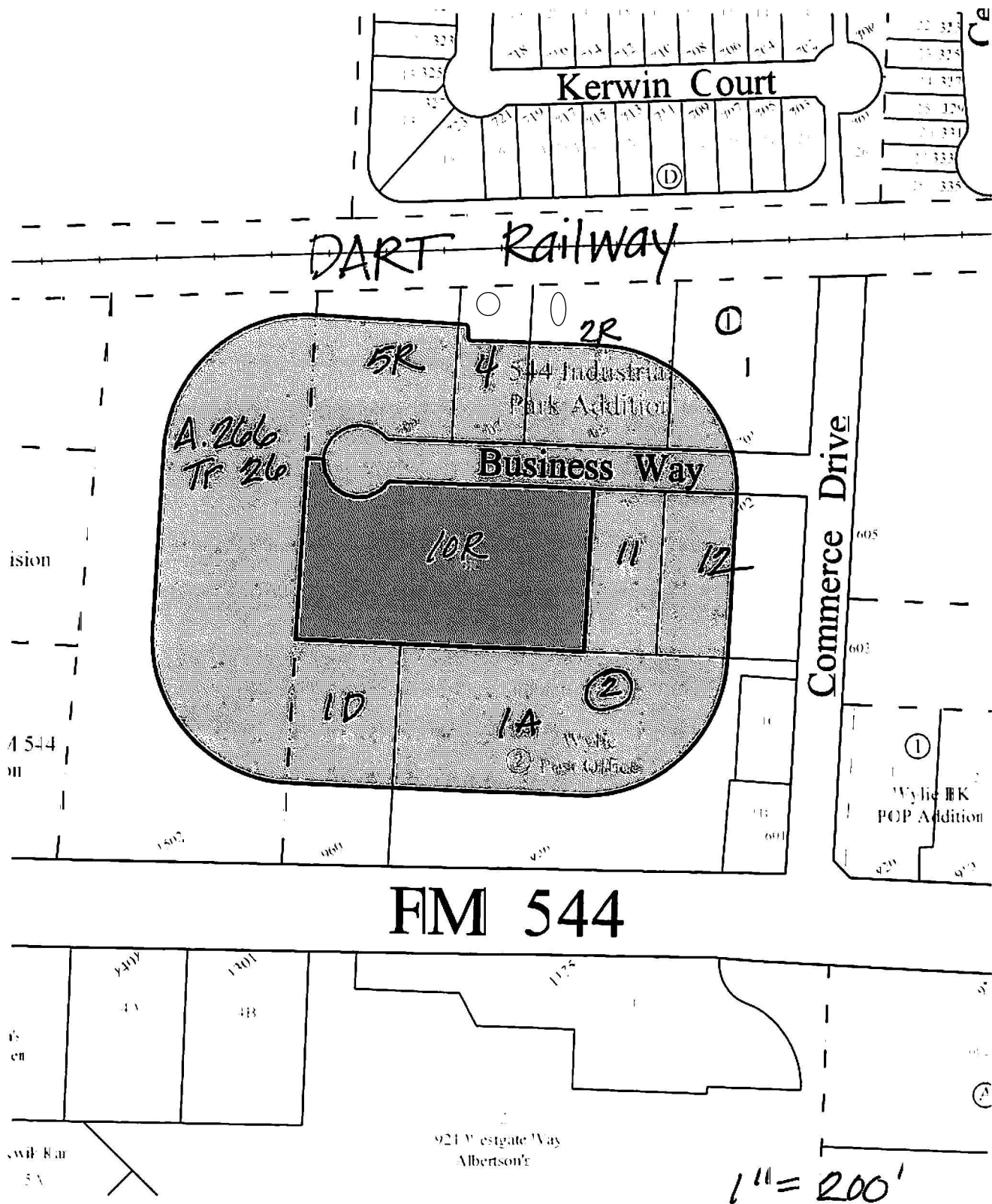
I. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Light Industrial District (LI) set forth in Article 4, Section 4.2 of the Comprehensive Zoning Ordinance (adopted as of May 2011) are hereby replaced with the following:

Figure 4-5 – Light Industrial District (LI)	
Height	
Height of Main Structure (feet)	50
Number of Stories	4
Residential Proximity	3 : 1 slope from residential lot line
Building Placement and Coverage	
Front Yard Setback (feet)	25
Side Yard Setback (feet)	10
Rear Yard Setback (feet)	20
Lot Coverage	50 %
Buffering and Screening	
Service and Loading Areas	May face a public street or adjacent residential uses

II. SPECIAL CONDITIONS:

1. The following uses as defined in the current Comprehensive Zoning Ordinance shall be permitted by Specific Use Permit only on the subject property:
 - a. Contractor's Maintenance Yard with accessory outside storage (Retail, Personnel Service & Commercial or Wholesale, Distribution & Storage)
 - b. Outside Storage as a primary use.
2. Light Assembly (Miniature Extrusion) uses to include the process of hydraulically pushing material through an aperture at elevated temperatures are permitted by right.
3. The following uses as defined in the current Comprehensive Zoning Ordinance shall be prohibited on the subject property:
 - a. Animal Boarding/Kennel without Outside Pens
 - b. Hotel/Motel
 - c. Financial Institution (with or without drive-thru, Alternative)
 - d. Automobile Rental
 - e. Body Art Studio
 - f. Equipment Rental
 - g. Food Processing
 - h. Motor Vehicle Fueling Station
 - i. Pawn Shop
 - j. Truck Machinery & Heavy Equipment Sales, Service or Repair
 - k. Water Treatment Plant, Reservoir or Water Storage
 - l. Industrial (Outside)
 - m. Mini-warehouse (Self-storage)
 - n. Recycling Collection Center
4. The subject property shall be in conformance with all regulations of the Light Industrial Zoning District set forth in Section 4.2, Section 4.3, and Section 5.2 of the current Zoning Ordinance (and as amended) in every respect with exception to the uses indicated in Section II.1 and II.2 above.
5. A Site Plan shall be submitted to reflect any accessory outside storage areas.
6. Existing unirrigated natural/landscaped areas shall remain in accordance with Site Plan.
7. Security screening (slats or other material) shall be allowed to screen outside storage areas.



OWNER NOTIFICATION MAP ZONING CASE #2015-09

NOTIFICATION REPORT

APPLICANT: Sam Satterwhite with WEDC
 250 SH 78 Wylie, Texas 75098

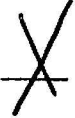
ADDICTION FILE #201500

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Sam Satterwhite Wylie Economic Dvlmt. Corp.	250 SH 78 North Wylie, Texas 75098
2	Blk 1	544 Industrial Park Lot 1	R-2000-001-0010-1	TD Linduff Real Estate, LP	7040 Broken Lance Lane Rockwall, Texas 75032
3	Blk 1	544 Industrial Park Lot 2R	R-2000-001-002R-1	3XT Corporation	703 Business Way Wylie, Texas 75098
4	Blk 1	544 Industrial Park Lot 4	R-2000-001-0040-1	3XL Corporation	703 Business Way Wylie, Texas 75098
5	Blk 1	544 Industrial Park Lot 5R	R-2000-001-005R-1	Camrose Group, LLC	109 Spring Grove Drive Waxahachie, Texas 75165
6	Blk 1	544 Industrial Park Lot 10R	R-2000-001-010R-1	TD Linduff Real Estate, LP	7040 Broken Lance Lane Rockwall, Texas 75032
7	Blk 1	544 Industrial Park Lot 11	R-2000-001-0110-1	Leslie Miranda	1109 Regal Drive Garland, Texas 75040
8	Blk 1	544 Industrial Park Lot 12	R-2000-001-0120-1	Christ Covenant Reformed Presbyterian Church	702 Business Way Wylie, Texas 75098
9	Blk 2	544 Industrial Park Lot 1A	R-2000-002-0010-1	United States Postal Service	PO Box 667180 Dallas, Texas 75266
10	Blk 2	544 Industrial Park Lot 1D	R-2000-002-001D-1	Tides Incorporated, LLC	7015 Falcon Loop Sanger, Texas 76266-2931
11	Abst 266	Tract 26	R-6266-000-0760-1	Redi-Mix, LLC	331 N. Main Street Euless, Texas 76039
12					
13					
14					
15					
16					
17					
18					

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098



I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2015-09.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-09.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, July 21, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, July 28, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Christopher D. Lewis
(please print)

Address:

703 Business Way
Wylie, TX 75098

Signature:

Chris Lewis

Date:

6.30.15

COMMENTS:

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Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date: August 4, 2015
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: July 30, 2015

**Public Hearing
Item Number:** 2

Zoning Case Number 2015-08
Location Map, Exhibits,
Notification List/Map and
Responses
Exhibits: _____

Subject

Continue a Public Hearing and consider and act upon a recommendation to the City Council regarding a change in zoning from Agricultural-30 (AG/30) to Planned Development-Single-Family (PD-SF), to allow for residential uses of varied densities on approximately 45 acres, generally located west of E. Stone Road and approximately 2,100 feet south of Brown Street.. **ZC 2015-08**

Recommendation

Motion to recommend approval to the City Council regarding a change in zoning from Agricultural-30 (AG/30) to Planned Development-Single-Family (PD-SF), to allow for residential uses of varied densities on approximately 45 acres, generally located west of E. Stone Road and approximately 2,100 feet south of Brown Street.. **ZC 2015-08**

Discussion

Owner: Cross Country Villas, LLC & Dot Marie Kreymer Applicant: Amalgamated Properties, LLC

REQUEST TO REMOVE FROM TABLE

The applicant is requesting to establish permanent zoning on approximately 45 acres of land annexed into the city in April 2014. The subject property shall be developed in accordance with attached planned development conditions to accommodate a single family residential community of varied densities.

The conditions of the Planned Development (Exhibit "B") outline the regulations for the subject property.

Single-family residential units (PD-SF) with minimum lot sizes of 7,200 sf, with 60' widths. Lots along the northern and southern property line will have an average lot size of 8,090 sf. Lots along the western boundary line will have an average lot size of 10,105 sf (Exhibit "C" Concept Plan).

Dwelling sizes range from a minimum of 1,750 sf to 2,400 sf or greater, with 30% being 2,400 sf or greater. Maximum number of lots not to exceed 160 lots.

Maintenance of the park area will be the responsibility of the HOA. All lots that back onto park land shall provide decorative black metal fencing of uniform design, to be installed by the homebuilder.

The Parks Board considered the dedication and park improvements per the attached Exhibit "P" and recommended approval on July 13, 2015.

Notification/Responses: Thirteen (13) notifications were mailed; with three (3) written responses returned favoring the request and one (1) response opposing the request at the time of posting.

Approved By

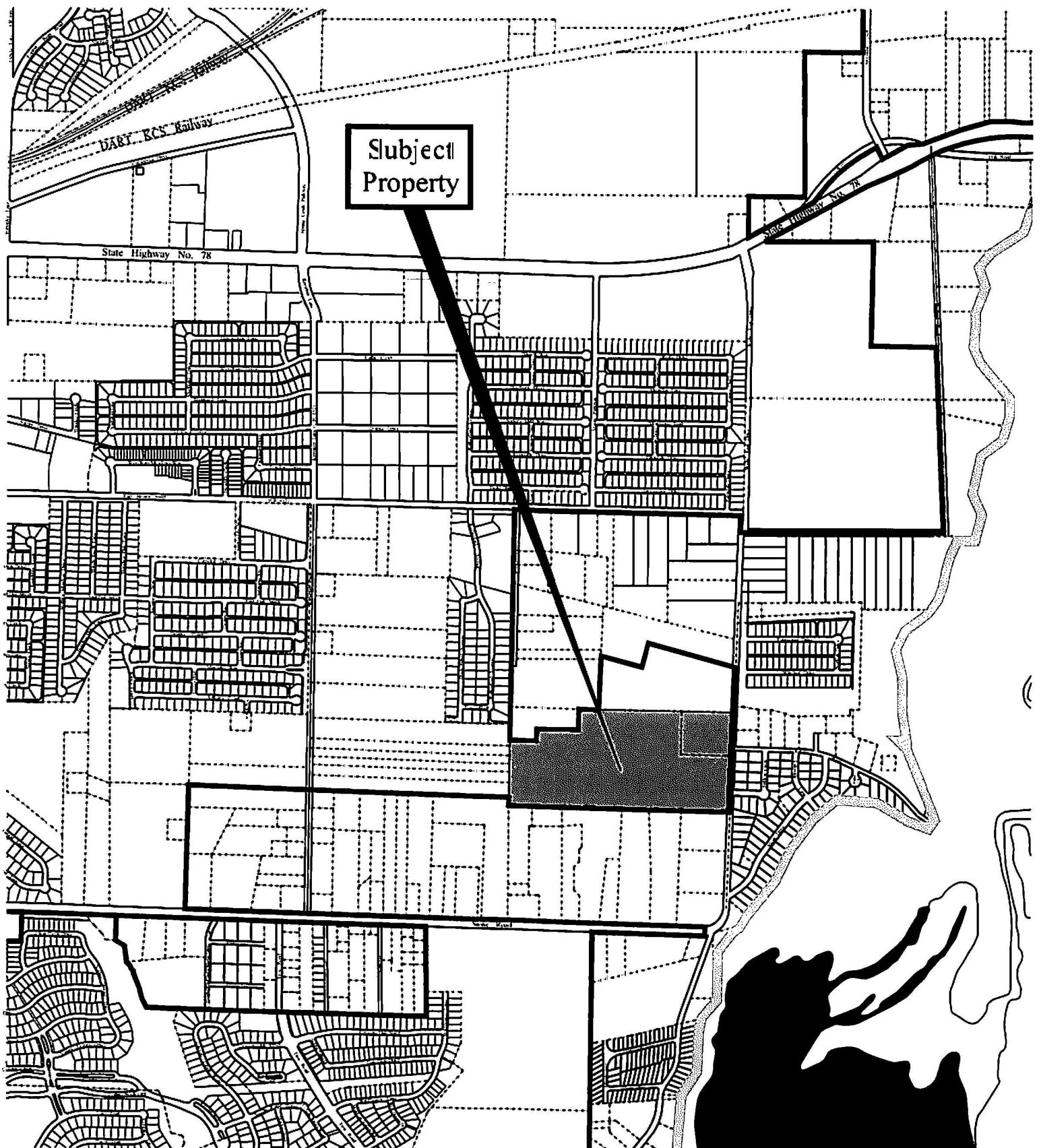
Initial

Date

Department Director

RO

7-30-2015



LOCATION MAP

ZONING CASE #2015-08

EXHIBIT 'A'

PROPERTY DESCRIPTION

Being a tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, in the City of Wylie, Collin County, Texas, being that same tract of land conveyed to Crosscountry Villas, L.L.C., by deed recorded in Instrument No. 20110812000853240, of the Deed Records of Collin County, Texas, together with a tract of land conveyed to John Willis Kreymer by deed recorded in Volume 1685, Page 938 of the Deed Records of Collin County, Texas, together with that same tract of land conveyed to Dot Marie Kreymer by deed recorded in Volume 5066, Page 2963 of the Deed Records of Collin County, Texas and also together with a tract of land conveyed to Crosscountry Villas, LLC by deed recorded in Instrument No. 20131120001562630 of Deed Records of Collin County, Texas and being all together more particularly described by metes and bounds as follows:

Beginning at a point for corner in the approximate centerline of E. Stone Road, said point being the Northeast corner of a tract of land conveyed to Wesley G. Jones by deed recorded in File No. 96-0017643 of the Deed Records of Collin County, Texas, same being the Southeast corner of said Crosscountry Villas, LLC tract recorded in Instrument No. 20131120001562630, and being the Southeast corner of herein described tract;

Thence South 89 Degrees 52 Minutes 06 Seconds West, along the North line of said Jones tract, a distance of 723.31 feet to a 3/8 inch iron rod found for corner, said point being the Northwest corner of a tract of land conveyed to Frances Morgan by deed recorded in Instrument No. 20080131000122560 of the Deed Records of Collin County, Texas, same being the Northeast corner of a tract of land conveyed to Carrol Calvin Holley and Beverly Kay Holley by deed recorded In Volume 2387, Page 828 of the Deed Records of Collin County, Texas;

Thence North 89 Degrees 18 Minutes 02 Seconds West, along the North line of said Holley tract, passing then the Northeast corner of a tract of land conveyed to Kathleen M. Kerin by deed recorded in Volume 4770, Page 1994 of the Deed Records of Collin County, Texas, and continuing along the North line of said Kerin tract, for a total distance of 804.71 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", from which a 1/2 inch iron rod bears S 89 Degrees 56 Minutes 44 Seconds W, a distance of 17.76 feet;

Thence South 89 Degrees 52 minutes 38 Seconds West, continuing along the North line of said Kerin tract, passing the Northeast corner of a tract of land conveyed to William J. Hubeny and Phyllis J. Hubeny by deed recorded in File No. 91-0067883 of Deed Records of Collin County, Texas, and continuing along the North line of said Hubeny tract, passing then the Northeast corner of a tract of land conveyed to Chad Meredith Packard and Bethany Lynn Packard by deed recorded in File No. 93-0093792 of the Deed Records of Collin County, Texas, and continuing along the North line of

said Packard tract, for a total distance of 679.48 feet to a ½ inch iron rod found for corner (Controlling Monument) in the East line of a tract of land conveyed to John Frederick Reschke II, by deed recorded in Instrument No. 2010052100511250 of the Deed Records of Collin County, Texas, said point being the Northwest corner of said Packard tract, same being the Southwest corner of herein described tract;

Thence North 00 Degrees 21 Minutes 29 Seconds West, along the East line of said Reschke tract, passing along the East line of a tract of land conveyed to Guy L. Cates and wife, Elaine Cates by deed recorded in Instrument No. 20070627000881390 of the Deed Records of Collin County, Texas, a tract of land conveyed to Abby Gay Sandoval by deed recorded in Volume 5780, Page 715 of the Deeds Records of Collin County, Texas, and a tract of land conveyed to John A. Yates and wife, Diana Kay Yates by deed recorded in File 96-0070802 of the deed records of the Collin County, Texas, for a total distance of 648.73 feet to a ½ inch iron rod set for corner with a yellow cap stamped "TXHS" in the East line of said Yates tract, said point being the Southwest corner of a tract of land conveyed to Todd Brammer and Kim Brammer by deed recorded in Instrument No. 20080130000115020 of the Deed Records of Collin County, Texas, same being the Northwest corner of herein described tract;

Thence South 89 Degrees 43 Minutes 13 Seconds East, along the South line of said Brammer tract, a distance of 263.10 feet to a ½ inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the Southeast corner of said Brammer tract;

Thence North 00 Degrees 16 Minutes 47 Seconds East, along the East line of said Brammer tract, a distance of 118.84 feet to a ½ inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the Southwest corner of a tract of land conveyed to Todd Brammer and Kim Brammer by deed recorded in Instrument No. 20070608000779090 of the Deed Records of Collin County, Texas;

Thence South 89 Degrees 43 Minutes 13 Seconds East, along the East line of said Brammer tract, recorded in Instrument No. 20070608000779090, a distance of 414.86 feet to a ½ inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the Southeast corner of said Brammer tract recorded in Instrument No. 20070608000779090;

Thence North 00 Degrees 16 Minutes 47 Seconds East, along the East line of said Brammer tract recorded in Instrument No. 20070608000779090, a distance of 210.47 feet to a ½ inch iron rod set for corner with a yellow cap stamped "TXHS" in the South line of a tract of land conveyed to Garner Koch by deed recorded in Volume 5733, Page 2432 of the Deed Records of Collin County, Texas, said point being the Northeast corner of said Brammer tract recorded in Instrument No. 20070608000779090, same being the most northerly Northwest corner of herein described tract;

Thence South 89 Degrees 45 Minutes 00 Seconds East, along the South line of said Koch tract, passing the Southeast corner of said Koch tract, same being the Southwest corner of a tract of land conveyed to Robert Kreymer by deed recorded in Volume 2967,

Page 275 of the Deed Records of Collin County, Texas, at a distance of 195.26 feet and continuing along the South line of said Kreymer tract, for a total distance of 1534.30 feet to a 3/8 inch iron rod found for corner in the approximate centerline of said E. Stone Road, said point being the Southeast corner of said Robert Kreymer tract, same being the Northeast corner of said John Willis Kreymer tract and being the Northeast corner of herein described tract;

Thence North 00 Degrees 11 Minutes 37 Seconds East, along the East line of said Koch tract, a distance of 534.31 feet to a 1/2 inch iron rod found for corner, said point being the Southwest corner of a tract of land conveyed to Farmers Electric Cooperative Company, Inc. by deed recorded in File No. 97-0011472 of the Deed Records of Collin County, Texas, same being the Northwest corner of the herein described tract;

Thence South 76 Degrees 12 Minutes 35 Seconds East, along the South line of said Farmers Electric Cooperative Company, Inc. tract, a distance of 418.93 feet to a 1/2 inch iron rod found for corner;

Thence North 13 Degrees 57 Minutes 23 Seconds East, continuing along the South line of said Farmers Electric Cooperative Company, Inc. tract, a distance of 235.03 feet to a 1/2 inch iron rod found for corner;

Thence South 76 Degrees 12 Minutes 14 Seconds East, continuing along the South line of said Farmers Electric Cooperative Company, Inc. tract, a distance of 900.76 feet to a point for corner in the approximate centerline of said E. Stone Road, said point being the Southeast corner of said Farmers Electric Cooperative Company, Inc. tract, same being the Northeast corner of herein described tract;

Thence South 00 Degrees 08 Minutes 17 Seconds West, along the approximate centerline of said E. Stone Road, a distance of 109.96 feet to a point for corner, said point being the most easterly Southeast corner of herein described tract;

Thence North 89 Degrees 45 Minutes 00 Seconds West, along the approximate centerline of said E. Stone Road, a distance of 476.85 feet to an interior point for corner;

Thence South 02 Degrees 35 Minutes 18 Seconds East, a distance of 128.13 feet to an interior point for corner;

Thence North 89 Degrees 44 Minutes 58 Seconds East, a distance of 355.21 feet to an interior point for corner;

Thence South 00 Degrees 11 Minutes 37 Seconds West, a distance of 215.65 feet to a point for corner in the North line of said Cross Country Villas, LLC tract;

Thence South 89 Degrees 45 Minutes 00 Seconds East, along the South line of said Kreymer tract, a distance of 826.17 feet to a 3/8 inch iron rod found for corner in the approximate centerline of said E. Stone Road, said point being the Southeast corner of said Robert Kreymer tract, same being the Northeast corner of said John Willis Kreymer tract;

Thence South 00 Degrees 08 Minutes 17 Seconds West, along the approximate centerline of said E. Stone Road, along the East line of said John Willis Kreymer tract, along the East line of said Crosscountry Villas, LLC tract and along the East line of said Dot Marie Kreymer tract, for a total distance of 974.73 feet to the POINT OF BEGINNING and containing 1,984,922 square feet or 45.5675 acres of land.

EXHIBIT "B"
CONDITIONS FOR PLANNED DEVELOPMENT
ZONING CASE No. 2015-08
45.57 Acre Tract

I. GENERAL CONDITIONS:

1. This planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Single Family 10 District (SF-10) set forth in Article 3, Section 3.2 of the Comprehensive Zoning Ordinance (adopted as of May 2011) are hereby replaced with the following:

Figure 3-4 – Planned Development- Single Family (PD-SF)	
Lot Size (Minimum):	
Lot Area (sq. ft.)	7,200
Lot Width (feet at the Building Line)	60
Lot width of corner Lots (feet)	70
Lot Depth (feet)	120
Yard Requirements – Main Structures	
Front Yard (feet)	20 (Garage Face) 15 (Optional Elevation Projection/ Covered Front Porch)
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	15
Rear Yard (feet)	20
Lot Coverage	60%
Dwelling Regulations (Minimum Square Footage)	
10% of the lots	1,750 or greater
30% of the lots	1,850 or greater
30% of the lots	2,000 or greater
30% of the lots	2,400 or greater
Height of Structures	
Main Structure (feet)	40
Accessory Structure (feet)	14

II. SPECIAL CONDITIONS:

1. Maximum number of residential lots not to exceed 160 lots.
2. Architectural dimensional shingles having a minimum thirty (30) year warranty shall be required.
3. No alleys shall be required within the property.
4. Lots which back onto park land shall provide decorative black metal fencing of uniform design to be installed by the homebuilder, as approved by the Planning Department.
5. Existing trees greater than 6 inch caliper within the flood plain shall be protected in accordance with City's Tree Preservation Plan.
6. Open space, drainage & floodway easements, and public hike & bike trails shall be dedicated to the City of Wylie in accordance with City's Subdivision Regulations.
7. City of Wylie shall provide the water meters and the meter readers for Irrigation services in common areas. Where power is provide in the common area by the City of Wylie, irrigation controller will be ET based.
8. Lots adjacent to the property currently owned by Richard J. and Alicia D. White at the northwest corner of the subject tract shall be restricted to one story dwellings.

9. **Maintenance of the Park Area**

Maintenance of the park area will be the responsibility of the homeowners' association (HOA).

A. HOA maintenance and responsibilities of amenities include:

- a. Clean up and litter removal.
- b. Landscaping installation, care, and maintenance.
- c. Trimming, clearing, and removal of unwanted vegetation as determined by the City Park Division.
- d. Maintain irrigation system and test all backflow devices annually as per City requirements.
- e. Maintain playground equipment, pavilion, benches, tables, concrete trail, and any other installed improvements, per Exhibit "P". Coordinate with the City Park Department prior to the replacement or removal of any improvement for consistency with City Park standards.
- f. Maintain slopes and topography to prevent erosion.

B. City responsibilities of amenities include:

- a. Perform playground safety inspections by qualified personnel.

10. All Park Amenities as described in Exhibit 'P' and as approved by the City Parks Department, shall be installed prior to the issuance of a Certificate of Occupancy.

IV. DESIGN CONDITIONS:

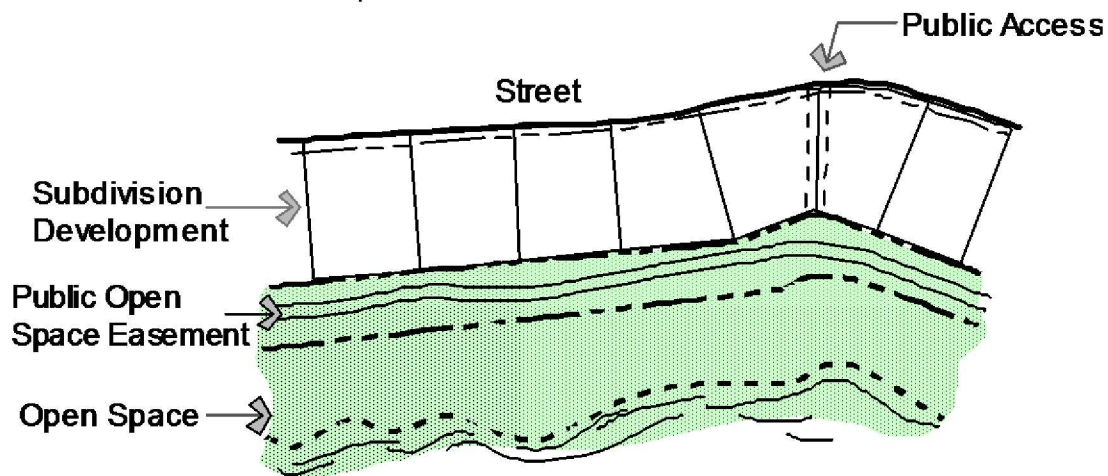
A. Land Design Standards – New Residential Requirements

Desired Land Design requirements are achieved by projects in accordance with Exhibit “P” and the following criteria:

1. Provision of Public Pathways - Public Open Space

a. Base Standard

- (1) Trail shall be constructed to the City’s standards. Open space parkland shall be in accordance with Exhibit “P” as adopted by this ordinance.
 - (a) 8’ Hike & Bike Trail, with 5’ in front of dwellings, achieving link in city trail system.
 - (b) 6’ and 8’ hike and bike trails per Exhibit “P”.
 - (c) Provide benches per Exhibit “P”.
 - (d) Trees along Stone Road per Exhibit “P”.
- (2) The public pathway system easement(s) shall be connected along existing or planned utility rights-of-way and/or public property lines to any existing or planned public trail system on abutting land. Locate the public open space easement to provide for future connections to be made by others across intervening property to any existing or planned public trail system on land that does not abut the development.



b. Desirable Design Attributes

None.

2. Provision of Public Pathway – Perimeter Walkways and Landscape

a. Base Standard

- (1) Per Exhibit “P” and coordinate improvements of Stone Road with the City of Wylie.
- (2) Landscaping and Tree Preservation shall be in accordance with City’s Tree Preservation Plan

The following trees and shrubs are recommended for landscaping and screening purposes:

1. Large Trees:

Pecan	Red Oak
Burr Oak	Water Oak
Southern Magnolias	Live Oak
Bald Cypress	Bradford Pear
2. Small Trees:

Yaupon Hollies	Crape Myrtle
Wax Myrtle	Cherry Laurel
Red Bud	Japanese Black Pine
Cedar Elm	
3. Evergreen Shrubs:

Red Tip Photinia	Burford Holly
Nellie R. Stevens	Chinese Holly
Yaupon Holly	Clearra
Nandinnia	Dwarf Crape Myrtle
Japanese Ligustrum	Waxleaf Ligustrum
Abelia	Junipers
Barberry	Asian Jasmine
Honeysuckle	English Ivy
Boston Ivy	Liriope
Monkey Grass	Virginia Creeper
Vinca	Mondon Grass
Ophia Pogon	Elaeagnus
Purple Sage	Pistachio

The following trees are discouraged for landscaping and screening purposes:

- | | |
|--------------|--------------|
| Silver Maple | Hackberry |
| Green Ash | Arizona Ash |
| Mulberry | Cottonwood |
| Mimosa | Syberian Elm |
| American Elm | Willow |
| Sycamore | |

b. Desirable Design Attributes

None

3. Lighting and Furnishings Along Open Space, Easements and Trails

a. Base Standard

- (1) On open space easements, public walkways and trails provide: per Exhibit "P"
- (2) Benches with backs installed per Exhibit "P"
- (3) Stamped colored paving and cross-walks at street connectors.
- (4) 7 ft wide at interior street connectors per Exhibit "P"

b. Desirable Design Attributes

- (1) 3 Benches, 4 Picnic Tables, 1 Pavilion Shelter, 3 Trash Cans and 3 Dog Stations, per Exhibit "P", to be coordinated with Parks Department.
- (2) 8' wide decorative paving crossing at main entry;

B. Street and Sidewalk Standards – New Residential Requirements

Desired street and sidewalk requirements are achieved in accordance with the following criteria:

1. Street Treatments – Entry Features and Signage at Entries

a. Base Standard

Architectural features on stone and brick monument with landscaping and incorporated into open space area and illuminated by means other than street lights.

b. Desirable Design Attributes

Decorative black metal fencing panels or 2 or more different type/color of stone (can be synthetic or cultured).



2. Street Treatments – Street Name Signs

a. Base Standard

Block numbers shall be incorporated with street lighting that is coordinated throughout the subdivision.

b. Desirable Design Attributes:

None

3. Street Treatments – Pedestrian Crosswalks

a. Base Standard

All crosswalks within a Residential development are to be 7 feet wide at trail crossings and must connect to a pedestrian sidewalk system of stamped colored paving with pedestrian ramps complying with the American with Disabilities Act, to provide a clear, continuous pedestrian and circulation system throughout a subdivision.

b. Desirable Design Attributes:

Provide 8 ft. wide, connected system of stamped colored paving at Trail Crossing at Main Entry.

4. Pedestrian Sidewalks - Sidewalk Locations

a. Base Standard

4 feet wide concrete pedestrian sidewalks shall be located on both sides of the street, in the right-of-way of every internal street.

b. Desirable Design Attributes:

None

5. Mail Boxes

a. Base Standard

Mail boxes shall be paired at the lot line where applicable and shall provide number plaque and brick to match the resident.

b. Desirable Design Attributes:

Black metal ornamental dual box.

6. Pedestrian Sidewalks - Sidewalk Lighting

a. Base Standard

Decorative street lighting shall be provided along residential streets throughout all Residential Developments with spacing ranging from 250 feet to 350 feet between lights placed on alternating sides of the street. A Street Lighting Plan must be submitted to the City Engineer for approval. The City Engineer is authorized to alter the distance requirement if needed in an effort to achieve the best lighting arrangement possible.



b. Desirable Design Attributes:

None

7. Perimeter Alleys

a. Base Standard

No Alleyways are required for the subdivision.

b. Desirable Design Attributes:

None

8. Driveways

a. Base Standard

Driveways shall be installed per City of Wylie Standard Details and Specifications.

b. Desirable Design Attributes:

Driveways shall be exposed aggregate or salt finish concrete.

C. Architectural Standards – New Residential Requirements

1. Building Bulk and Articulation

a. Base Standard

In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least 10 percent of the façade shall be offset a minimum of 2 feet either protruding from or recessed back from the remainder of the façade.

b. Desirable Design Attributes:

None

2. House Numbers

a. Base Standard

All single family residential units shall have lighted front stone wall plaque with resident address beside the main entry of the dwelling unit.

b. Desirable Design Attributes:

None

3. Exterior Façade Material

b. Base Standard

All single family residential units shall have a minimum of eighty (80) percent of the exterior facade composed of kiln-fired clay brick, masonry stucco or stone excluding windows, doors and other openings. Glazing shall not exceed twenty-five (25) percent of the front elevation of the residence. Dormers, second story walls or other elements supported by the roof structure may be composite masonry materials if approved by the Building Official as having the same durability as masonry or stone and when offset at least six (6) inches from the first floor exterior wall(including hardi/LP Equivalent materials). Wood, vinyl siding and EIFS materials shall not be used for exterior walls.

c. Desirable Design Attributes:

None

4. Exterior Facades – Covered Entranceway

a. Base Standard

Each single family residential unit shall have a covered entranceway of 20 square feet or more..



b. Desirable Design Attributes:

50 square feet or larger front entry, or connected wrap-around on two or more sides, or pitched cover incorporated into the roof line of the house.

5. Exterior Facades - Chimneys

a. Base Standard

Chimney flues may be directed vented. If a chimney is built, fireplace chimneys are to be enclosed with a stone veneer and capped.

b. Desirable Design Attributes:

None.

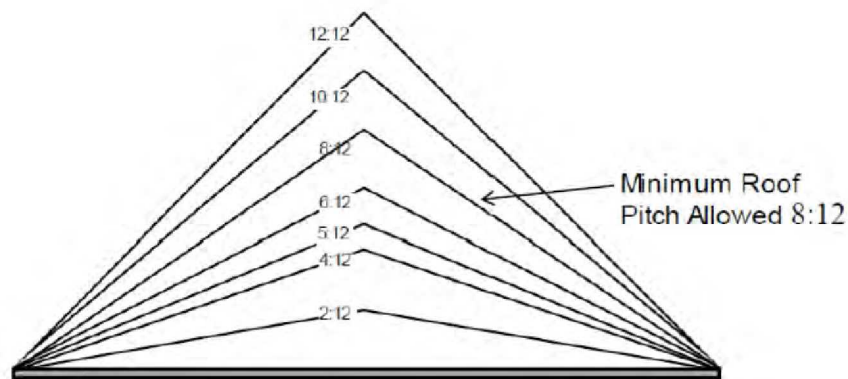
6. Roofs and Roofing - Roof Pitch

a. Base Standard

All single family residential units shall have a minimum roof pitch of 6:12. Front elevations shall include shall be 8:12 for architectural gables. Dormers or porch areas may be minimum roof pitches of 4:12.

b. Desirable Design Attributes:

8:12 minimum roof pitch except for dormers and porches.



7. Roofs and Roofing - Roofing Materials

a. Base Standard

All single family residential units shall have a minimum 25 year shingle. Wood shingles are not permitted. Plumbing vents, attic vents, and other rooftop accessories are to be painted to match the roof shingle color.

b. Desirable Design Attributes:

Architectural dimensional shingles having a minimum 30 year warranty

8. Roofs and Roofing - Roof Eaves

a. Base Standard

No wood fascia or soffits are permitted.



b. Desirable Design Attributes:

None

9. Repetition of Residential Unit Designs – Repetition of Floor Plan and Elevation

a. Base Standard

A minimum of five (5) platted residential lots must be skipped on the same side and three (3) lots must be skipped on the opposite side of a street before rebuilding the same single family residential unit with an identical (or nearly identical) street elevation design. The same floor plan shall not be repeated on neighboring, side by side lots or directly across the street.

b. Desirable Design Attributes:

None

10. Garage Entry

a. Base Standard

Garage doors can be located on the primary street elevation of a single family residential unit with wood grain look insulated door with carriage hardware. The primary street would be the addressed street front. Garages may face the street on a corner lot side yard. Each garage shall be a minimum of 400 square feet.



b. Desirable Design Attributes:

Garage door openers.

11. Dwelling Size

a. Base Standard

The minimum square feet of floor space shall be (10%) of the houses 1,750 s.f. , (30%) of the houses 1,850 s.f. , (30%) of the houses 2,000 s.f. , (30%) of houses 2,400 s.f. or greater measured within the outside dimensions of a residential dwelling unit including each floor level, but excluding carports, garages, and breezeways.

12. Fencing

a. Base Standard

- (1) Front yard fences (if provided) shall be permitted to a height of 4 feet maximum with 50 percent transparency constructed of wood or tubular steel.
- (2) Side and rear yard fences (if provided) shall be permitted to a height of 6 feet maximum and constructed of wood with metal posts and rails to the inside.
- (3) Pressure treated wood is prohibited.
- (4) Fences shall be constructed of tubular steel next to open space, and shall be maximum 6 ft in height.

b. Desirable Design Attributes

All wood fencing shall be stained a uniform cedar color as determined by the H.O.A.

13. Landscaping

a. Base Standard

- (1) Each residential dwelling shall have sodded front, side, and rear yard with a minimum of 2 trees and 5 shrubs in front yard.
- (2) All landscaped areas must be kept in a healthy and growing condition. Any plant materials that die during a time of year where it is not feasible to replant shall be replaced as soon as possible.

b. Desirable Design Attributes

Each residential dwelling unit shall have an automated, subsurface irrigation system.

14. Outdoor Lighting

a. Base Standard

All residential dwelling units shall have an illuminated porch light at the front entry.

b. Desirable Design Attributes

Additional exterior lighting at the garage door Garage illuminated by down-light (tree or house mounted) or up-light (house mounted).

III. DESIGN REGULATION CHART:**A. Land Design Requirements**

A. Land Design Requirements (In Accordance with Exhibit "P")		
ELEMENT	a. BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)	b. DESIRABLE STANDARD (THE FOLLOWING DESIRABLES WILL BE ACHIEVED THROUGHOUT THE SUBDIVISION)
Public Open Space	a. Trail shall be constructed to the City's standards. b. 6 & 8 ft. hike & bike trail and open space improvements, per Exhibit "P". c. Provide benches per Exhibit "P". d. Trees along Stone Road.	
Perimeter Walkways and Landscape	Coordinate with City of Wylie	
Lighting and Furnishings along open space easements and trails	a. 4 Benches with backs per Exhibit "P". b. Decorative paving and cross-walks at street connections c. 7 ft at interior street connectors.	a. 3 Benches, 4 Picnic Tables, 1 Pavilion Shelter, 3 Trash Cans and 3 Dog Stations along Trail, per Exhibit "P". b. 8 ft wide at main entry

EXHIBIT "B"

B. Street and Sidewalk Requirements

B. Street and Sidewalk Requirements (For all Residential Districts)		
ELEMENT	BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)	b. DESIRABLE STANDARD (THE FOLLOWING DESIRABLES WILL BE ACHIEVED THROUGHOUT THE SUBDIVISION)
Entry Features and Signage at Entries	Architectural features on stone and brick monument with landscaping and incorporated into open space area and illuminated by means other than street lights.	Wrought iron accent panels, or 2 or more different type/color of stone (can be synthetic or cultured).
Street Name Signs	Including block numbers, incorporated with street lighting coordinated throughout.	
Pedestrian Crosswalks	Connected system of decorative pavers at Trail Crossings per Exhibit "P".	8 ft. wide, connected system of stamped colored paving at Trail Crossing at Main Entry.
Sidewalk Locations	4 ft concrete, both sides of street.	
Mail Boxes	Paired at lot line where applicable. Number plaque, brick same as resident.	Black metal ornamental dual box
Sidewalk Lighting	Throughout all Residential Development with spacing ranging from 250' to 350' apart (intersections & mid-block alternating sides).	
Perimeter Alleys	No alleys are required.	
Driveways	Driveways shall be per City of Wylie Standard details and specifications.	Exposed aggregate or salt finish concrete

EXHIBIT "B"

C. Architectural Requirements

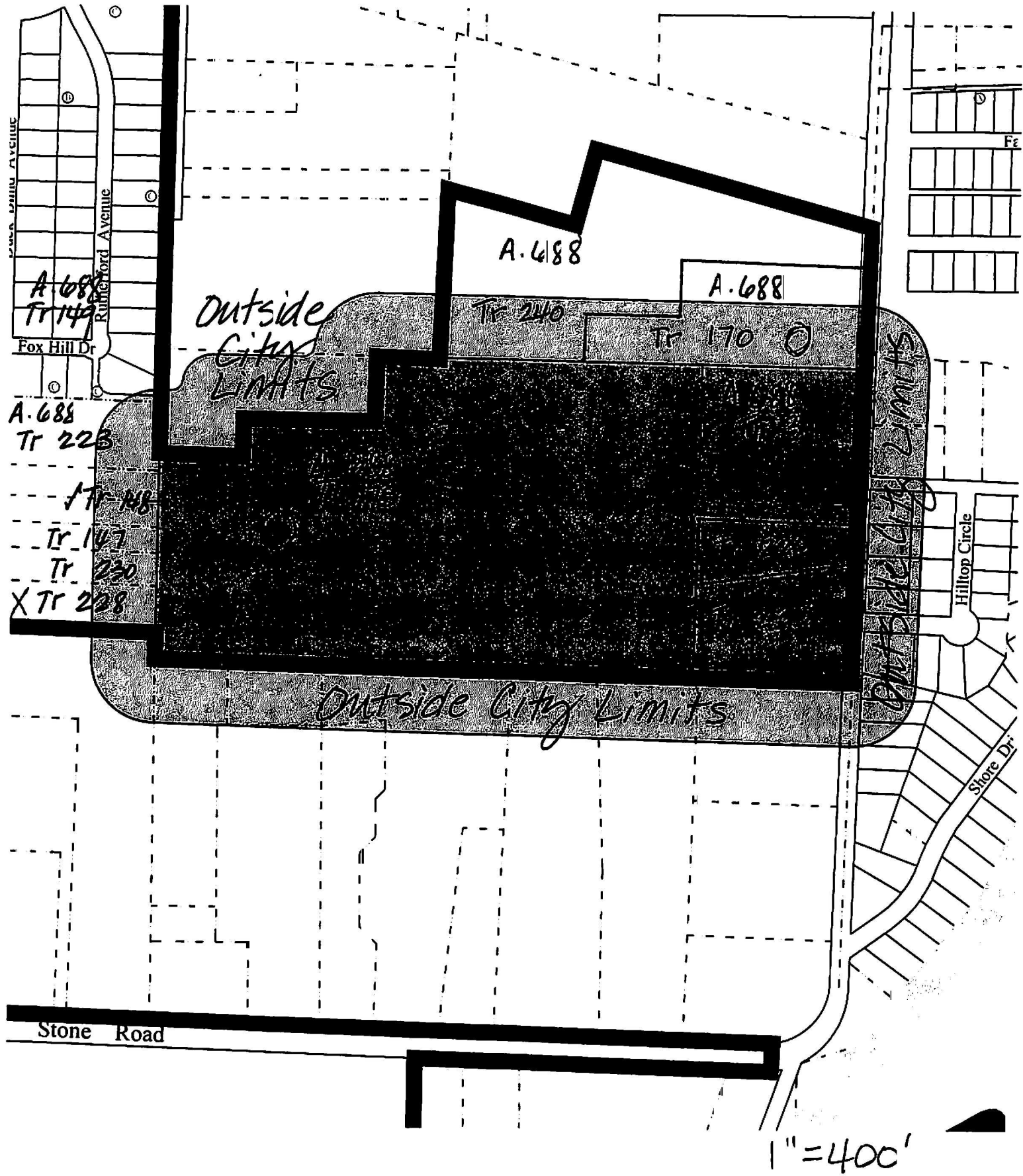
C. Architectural Requirements (For all Residential Districts)		b. DESIRABLE STANDARD (THE FOLLOWING DESIRABLES WILL BE ACHIEVED THROUGHOUT THE SUBDIVISION)
ELEMENT	BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)	
Building Bulk and Articulation	Minimum 10% of street façade offset minimum 2 ft.	
House Numbers	Lighted front stone wall plaque beside main entry.	
Exterior Façade Material	80% brick, masonry stucco or stone.	
Covered Entranceway/Rear Patio	Minimum of 20 square feet for front porch on dwellings with front facing garages.	50 square feet or larger in total front entry and covered patio
Chimneys	Chimney enclosed with a stone veneer and capped	
Roof Pitch	All single family residential units shall have a minimum roof pitch of 6:12. Front elevations shall include shall be 8:12 for architectural gables. Dormers or porch areas may be minimum roof pitches of 4:12.	8:12 minimum roof pitch except for dormers and porches
Roof Materials	25 year Architectural-grade overlap shingles, tile or standing seam metal, no wood shingles, Paint roof accessories to match	Architectural dimensional shingles having a minimum 30 year warranty
Repetition of floor plan and elevation	5 lots skipped on same side of street before repeating similar floor plan and elevation, 3 lots skipped opposite side of street, and no identical or flipped floor plans side by side or directly across street	

EXHIBIT "B"

c. Architectural Requirements Cont. (For all Residential Districts)		
ELEMENT	BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)	b. DESIRABLE STANDARD (THE FOLLOWING DESIRABLES WILL BE ACHIEVED THROUGHOUT THE SUBDIVISION)
Garage entry	a. Garage doors can be located on primary street elevation of a single family residential unit with wood grain look insulated door with carriage hardware. Garage shall be a minimum of 400 square feet.	Garage door openers
Dwelling Size	Minimum dwelling size exclusive of carports, garages and breezeways: (10%) of the houses 1,750 s.f., (30%) of the houses 1,850 s.f., (30%) of the houses 2,000 s.f., (30%) 2,400 s.f.	
Fencing	a. Front: 4 ft maximum height, 50% transparent, wood or tubular steel. b. Side/Rear: 6 ft maximum height, wood w/ metal posts & rails to inside. c. (No pressure treated wood). d. 6 foot tubular steel fence adjacent to the open space.	All wood fencing shall be stained a uniform cedar color as determined by the H.O.A.
Landscaping	Sod front, rear, and side yards and minimum 2 trees and 5 shrubs in front yard.	Automated, subsurface irrigation system
Outdoor Lighting	Front entry and drive/garage illuminated by standard porch light	Garage illuminated by down-light (tree or house mounted) or up-light (house mounted).
Conservation/Sustainability	Complies with Energy component of Building Code	

Wylie, Texas





NOTIFICATION MAP

ZONING CASE #2015-08

NOTIFICATION REPORT

APPLICATION FILE #2015-08

APPLICANT: Fred Phillips with Amalgamated Properties, LLC
5055 Keller Springs #450 Addison, Texas 75001

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Fred Phillips Amalgamated Properties, LLC	5055 Keller Springs #450 Addison, Texas 75001
2	Abst 688	Tract 3	R-6688-005-0030-1	Cross Country Villas, LLC	2605 E. Stone Road Wylie, Texas 75098
3	Abst 688	Tract 147	R-6688-005-1470-1	John Yates	4709 Ranch Drive Garland, Texas 75041
4	Abst 688	Tract 148	R-6688-005-1480-1	John Yates	3209 Ranch Drive Garland, Texas 75041
5	Abst 688	Tract 149	R-6688-005-1490-1	DR Horton - Texas Ltd.	4306 Miller Road #A Rowlett, Texas 75088
6	Abst 688	Tract 170	R-6688-005-1700-1	Robert Kreymer	2605 E. Stone Road Wylie, Texas 75098
7	Abst 688	Tract 175	R-6688-005-1750-1	Cross Country Villas, LLC	2605 E. Stone Road Wylie, Texas 75098
8	Abst 688	Tract 223	R-6688-005-2230-1	Joe Tolleson	1036 S. Kreymer Lane Wylie, Texas 75098
9	Abst 688	Tract 226	R-6688-005-2260-1	Dot Marie Kreymer	2499 E. Stone Road Wylie, Texas 75098
10	Abst 688	Tract 228	R-6688-005-2280-1	Guy Cates	1030 S. Kreymer Lane Wylie, Texas 75098
11	Abst 688	Tract 230	R-6688-005-2300-1	Abby Sandoval	1032 S. Kreymer Lane Wylie, Texas 75098
12	Abst 688	Tract 233	R-6688-005-2330-1	Cross Country Villas, LLC	2605 E. Stone Road Wylie, Texas 75098
13	Abst 688	Tract 240	R-6688-005-2400-1	Cross Country Villas, LLC	2605 E. Stone Road Wylie, Texas 75098
14					
15					
16					
17					
18					

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

☒ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2015-08.

☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-08.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, July 21, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, August 11, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Robert Kreymer & Phyllis Kreymer
(please print)

Address:

2605 E. Store Rd.

Wylie, Tex. 75098

Signature:

Robert Kreymer & Phyllis Kreymer

Date:

July 2, 2015

COMMENTS:

Will be nice to have a park with walking
trails next to us.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098



I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2015-08.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-08.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, July 21, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, August 11, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Dot M. Krexmer
(please print)

Address: 2499 E Stone Road
Wylie, TX 75098

Signature: Dot M. Krexmer

Date: 7-1-2015

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098



I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2015-08.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-08.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, July 21, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, August 11, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

(please print)

Address:

Signature:

Date:

Robert B. Kreymer & Phyllis Kreymer
26015 East Stone Rd
Wylie Tex 75098
Robert B. Kreymer
Phyllis Kreymer
Cross Country Villas LLC
7-2-15

COMMENTS:

Would be Great Planned Development!!

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-08.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, July 21, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, August 11, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Elaine Cates
(please print)

Address: 1030 S. Kreymer Ln.
Wylie, TX 75098

Signature: Elaine Cates

Date: 7/1/15

COMMENTS:

Area roads are not adequate for current
traffic - Stone Rd + Kreymer Ln